



CITY OF  
**ISSAQUAH**  
WASHINGTON

**Development Services**

1775 – 12<sup>th</sup> Ave. NW | P.O. Box 1307

Issaquah, WA 98027

425-837-3100

[issaquahwa.gov](http://issaquahwa.gov)

January 8, 2014

**NOTICE OF APPLICATION**

**Blackwell Residence Variance**

**VAR13-00001**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application and an opportunity for public comment on a critical area variance application for the following project:

**Project Description:**

Construct a single family residence on an undeveloped 1.03 acre parcel constrained by environmental critical areas including wetlands and steep slope areas. There is no developable area on the site outside of the critical areas and buffers and therefore a variance is required.

The site includes two Category III wetland areas: Wetland A – 6,645 square feet (SF) on-site, approximate  $\pm 1.35$  acre total size; and Wetland B – 3,110 SF on-site, approximate  $\pm 3,600$  SF total size. Steep slope areas greater than 40% cover the south half of the site and extend along the west part of the site.

The proposal avoids direct impacts to the wetland areas. The Category III wetlands require a 50 foot buffer from the edge of the wetland. The proposal would encroach into and impact approximately 6,000 SF total of the wetland buffer area; in order to construct a 3,000 SF building footprint for the residence and the driveway access and yard area around the residence. The development area would extend to the edge of the wetland boundary, with no or minimal wetland buffer width between the developed area and wetland. To mitigate for impacts to the wetland buffer, the applicant proposes to enhance 6,000 SF of the wetland (a 1:1 mitigation ratio), removing noxious weeds and planting with native trees and shrubs.

The Issaquah Critical Area Regulations require a 50-foot buffer from the top or toe of steep slope areas greater than 40%. The steep slope buffer may be reduced to a minimum of 10 feet provided a geotechnical report evaluates the slope stability. The applicant proposes to reduce the 50-foot steep slope buffer at the base of the slope to approximately 30 feet on the south side of the residence and to 20 feet along the west side of the residence.

The proposed residence would be accessed from a driveway off Mt. Everest Lane SW. A sewer line would be installed connecting from Mt. Fury Circle SW to the south, down the steep slope area to the residential site.

Location:

The project site is located at 645 Mt. Everest Lane. King County tax parcel 570620-0400. See attached Vicinity Map.

Comment Period: There is a 14-day public comment period for this Notice of Application. Individuals may provide comments by **5:00 p.m. January 22, 2014**. All comments received will be documented in the project file and become part of the public record. Please send comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov), or phone (425) 837-3094 for more information.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owners, Mortgagees, Lien holders, Vendors, Sellers, etc. – Please share this notice with tenants and others in your neighborhood who may be interested in this project.**

Next Steps:

The critical area variance will first require environmental review and then a public hearing before the City Hearing Examiner. A separate notice for the public hearing will be mailed when the hearing is scheduled.

If you would like to receive information and the permit decision on this proposal, including; the environmental review, variance staff report, and Hearing Examiner decision, please contact me at the address or e-mail listed below and request to be added as a "Party of Record."

Date of Application: November 27, 2013    Complete Application: December 19, 2013

Date of Notice of Application: January 8, 2014

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

Please contact me with any questions or comments, or if you would like additional information regarding this application at (425) 837-3094 or by email at [peterr@issaquahwa.gov](mailto:peterr@issaquahwa.gov)

Sincerely,  
DEVELOPMENT SERVICES DEPARTMENT



Peter Rosen  
Senior Environmental Planner

Enclosures: Vicinity Map, Site Plan



LOT 1 AREA = 0.50 ACRES  
 CLEARED/WORK AREA = 6,000SQFT  
 PROPOSED BUILDING IMPERVIOUS AREA= 3,000SQFT  
 PROPOSED DRIVEWAY IMPERVIOUS AREA =1,100SQFT  
 WETLAND AREA DISTURBED =0SQFT  
 PERMANENT WETLAND BUFFER AREA DISTURBED 6,000SQFT  
 TEMPORARY WETLAND BUFFER AREA DISTURBED 6,000SQFT



PROJECT NAME:  
BLACKWELL RESIDENCE

**DEVELOPMENT  
ENGINEERING, PLLC**  
821 DOCK STREET, SUITE 204  
PHONE: (253) 228-0513  
WWW.DE-CIVIL.COM  
MAIL TO: PO Box 446 TACOMA, WA 98401

SCALE:  
SITE PLAN 1" = 30'